

HISTORIC DISTRICT REVIEW COMMITTEE

ACTION SUMMARY

March 8, 2010

The Historic District Review Committee held its regular meeting on Monday, March 8, 2010. Committee members present were Chairman Leah Ferguson, Vice-Chairman Matt Custer, Mary Dudley, Matt Tolley, Jean Brown, Rebecca McDermott, and Karl Riedel. No one was absent. Kate McConnell and Heidi Siebentritt from the Department of Planning staffed the meeting. Ms. Ferguson called the meeting to order at 6:02 p.m.

Action Items

CAPP 2010-0003 Kitselman: Demolition of Existing Garden Shed and Construction of New Garden Shed in the Waterford Historic District: MCPI 303-35-9330.

Public Comment – 1 member of the public spoke in support of the application.

Mr. Custer moved that the HDRC approve Certificate of Appropriateness 2010-0003 for the demolition of an existing garden shed and the construction of a new garden shed at 40090 First Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 6 of the staff report dated March 8, 2010.

Ms. McDermott made a second to the motion. The motion carried 7-0.

CAPP 2010-0004 Knipmeyer: Construction of Utilities Screening and Storage Lean-To in the Waterford Historic District: MCPI 303-36-1627.

Public Comment - 0

Ms. Brown moved that the Historic District Review Committee approve Certificate of Appropriateness 2010-0004 for construction of a utility screen and lean-to shed on the north elevation of 40108 Bond Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 3 of the staff report dated March 8, 2010.

Mr. Custer made a second to the motion. The motion carried 7-0.

CAPP 2010-0002 Madison: New Residential Construction in the Waterford Historic District: MCPI 304-46-4671 (deferred from February 16, 2010 meeting).

Public Comment – 2 members of the public spoke in opposition to the application.

Mr. Tolley moved that the HDRC defer Certificate of Appropriateness 2010-0002 for construction of a new residence at 40153 Janney Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on pages 15-16 of the staff report dated March 8, 2010. Mr. Tolley included the following statement in his motion specific to the requirements for a revised submission:

“In order to meet the Guidelines, the new plans must include:

- 1.) A plat with the revised proposed location based on VCOD and CR-2 setbacks and dimensions that meet the Zoning Ordinance lot coverage requirements,

And revised elevations showing:

- 2.) The correct change in grade on all elevations, a clear depiction of how the applicant proposes to address this change, including any necessary retaining walls, and removal of the proposed pit and surrounding balustrade,
- 3.) A building, including a main block, that is similar in massing, width, and scale to historic residences in the district of the same style and design (symmetrical 5-bay main block) and directional expression and on a similar lot size with similar setbacks,
- 4.) The correct rooflines at the intersection of the main block, west wing, and rear ell in the drawing of the rear elevation,
- 5.) Redesigned fenestration with a compatible rhythm of openings in the west elevation of the west wing and an attic window in the gable peak of the east elevation of the main block,
- 6.) Complete detailed drawings for the proposed dormers, windowsills, front and rear porch details, stone front entry feature, rear entry steps, roof-wall junction (cornice and rake), and front door surround. All details should relate to the formal, yet simple, design of the proposed house and follow traditional and historic precedents found in the Waterford Historic District, including the attachment of the rear enclosed porch to the rear roof.
- 7.) A complete materials list providing the dimensions, materials, type (relating to windows and doors), and treatment (e.g. painted) for all materials and details proposed for the residence, including but not limited to porch details; all windows, doors, and trim; foundation; cornice and rake; corner boards; and exterior lighting.

Ms. Dudley made a second to the motion. The motion carried 7-0.

New Business

Approval of the February 16, 2010 Action Summary

Ms. Brown made a motion to approve the February 16, 2010 Action Summary. Mr. Tolley seconded the motion. The Committee approved the Action Summary 5-0.

Heritage Commission

Ms. Thayer and Ms. Siebentritt informed the Committee of a meeting with members of the Loudoun County Environmental and Historic Resources Coalition. Coalition members were specifically seeking input from the HDRC leadership on the potential structure and role of a County Heritage Commission and how such a Commission may interface with the HDRC. The HDRC agreed to invite two members of the Coalition to a regular HDRC meeting to facilitate a dialogue with the entire Committee.

Old Business

JARB Awards – Kick – Off Meeting

The Joint Architectural Review Board (JARB) will hold their 2010 kick-off meeting on March 15. At the meeting the JARB will establish a timeline for future JARB meetings and for the award ceremony in May.

Staff proposed four applications for the HDRC's consideration as nominees to be forwarded to the JARB: The Waterford Old School Rehabilitation, The front porch on the William James House in Waterford, the Gateway Signage in Waterford and the rehabilitation of the stone wall along Lincoln Road at the Goose Creek Meeting House. The HDRC elected to forward all four applications to the JARB for award consideration.

Meeting adjourned at 8:32 p.m.